

## Highlands Land Use Analysis for Phase I (see map)

Land Use Type	Acreage and Densities Used	Estimated No. of Units or Sq. Ft.
<b>Cottage Housing</b>	2.36 net acres* @ 12 du/net ac.** (max. @15 du/net ac)	28 units
<b>Townhouses</b>	26.42 net acres* @ 21.6 du/net ac.** (max. @27 du/net ac)	570 units
<b>Multifamily Housing</b>	12.77 net acres* @ 36 du/net ac.** (max @45 du/net ac)	460 units
<b>Mixed-Use Housing</b>	10.48 net acres* @ 64 du/net ac.** (max @80 du/net ac)	671 units
<b>Mixed Use Commercial</b>	6.99 net acres* @FAR 0.75	228,254 sq. ft.
<b>Retail/Service</b>	4.10 net acres* @FAR 0.75	134,165 sq. ft.
<b>Parks/Public Open Space</b>	8.93 acres	388,555 sq. ft.
<b>Public Uses (library and fire station)</b>	2.79 acres	121,532 sq. ft.
<b>TOTALS</b>	74.84 net acres** (80.24 gross acres)	1,729 units 362,419 sq. ft. retail/service uses 418,441 sq.ft. parks*** 121,532 sq.ft. public facilities
<b>EXISTING</b>		
<b>Residential</b>		497 units
<b>Net Change</b>		<b>1,232 units</b>
<b>Commercial</b>		

\*Excludes streets, alleys and other right-of-way.

\*\*Densities shown reflect 80% of maximum allowed by future zoning.